

# 237.49 +/- ACRES DRYLAND GRASS HAY



## SCOTTS BLUFF COUNTY, NE




### PRICE REDUCTION: \$261,239.00

Here is your opportunity to own a very productive tract of 237.49 +/- acres of dryland grass. This farm has produced great winter wheat for many years in the past and has been enrolled in the CRP Program for many years in the past as well. It has been retired out of the CRP Program and has been utilized for hay production over the past 8 years and is still planted to grass. The abundance of moisture we have had through the winter, accompanied by high hay prices, will make for a very productive year and years to come on this tract and a great investment!

This land also presents excellent recreational hunting opportunities with deer and upland birds! The current lease on the property is a verbal year-to-year lease and will expire at the end of 2023!



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SCOTTSBLUFF09





# PROPERTY DESCRIPTION



Sitting just off the line of the Wyoming border, this farm is located approximately 11 miles south of Lyman, NE off of County Road S. The tract lays exceptionally level and smooth across the entire 237.49 +/- acres. It offers a majority 178 +/- acres of productive Class II sandy loam soils, along with 40 +/- acres of Class III sandy loam soils. All owned mineral rights convey.

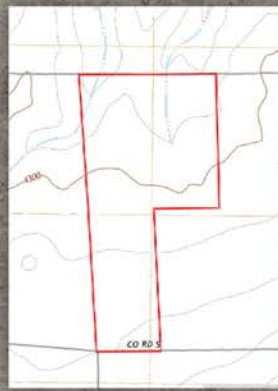
Real Estate Taxes - \$1,765.38

Legal Description - Northwest, West  $\frac{1}{2}$  Southwest, Section 15, Township 21 North, Range 58 West of the 6th P.M., Scotts Bluff County, Nebraska

Driving Directions - From Lyman, NE follow Hwy 92 south for 3 miles. Then take a slight right to County Rd 3 and go south for 6 miles. Turn west on County Rd S for 1 mile. The property sits on the north side of County Rd S.



AERIAL MAP



TOPOGRAPHY  
MAP



SOILS MAP

